



**SOLO**

the modern estate agent

**Unit 9, Malton Enterprise Park, 13 Cherry Farm  
Close, Malton YO17 6FA**

Excellent modern unit

**£975 + VAT (£1170) pcm**



## DESCRIPTION

A great opportunity for a wide range of small businesses or individuals to rent a fantastic self-contained hybrid commercial unit superbly situated on the edge of this popular North Yorkshire market town with easy access to the A64.

This excellent unit forms part of Malton Enterprise Park; a quality new development of steel portal frame industrial units with a high specification including 3 phase electric supply, electric roller door, separate pedestrian access, kitchenette area and WC facilities.

Further benefits include vehicle parking space, 4.5 meter high eaves, availability of superfast broadband and attractively landscaped surroundings. Unit size is 1250 sq ft (116.13 sq m). Electric and water connected.

## LOCATION

The unit occupies a great position within a popular industrial area on the edge of Malton. The location is conveniently located for the A64 and travel throughout the area.

## PLANNING & OUTGOINGS

The unit has a B1, B2 classification. It is the ingoing tenant's responsibility to verify that their intended use is acceptable with Ryedale District Council.

The unit qualifies for small business rates relief.

Local Authority: Ryedale District Council.

## TERMS

Security the equivalent of three months rent is required.

VAT: The rent is subject to VAT. (£975 pcm plus VAT: £1170 pcm).

Fees: Credit check fee of £100 including VAT.

Minimum Term: 3 years.

Each party will be responsible for their own legal fees.

## LOCAL AUTHORITY

Ryedale District Council.

## AVAILABILITY

To Let – Long Term

## VIEWING ARRANGEMENTS

Contact SOLO Property Management Ltd

## AWAITING EPC

**01765 608203**

SOLO PROPERTY MANAGEMENT LTD

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